

AA-7820
Administrative Special Permit

To demolish a detached garage located in the northeast corner of the rear yard of the property

Mr. & Ms. Richard Kline
7 Primrose Street

CHEVY CHASE VILLAGE
NOTICE OF ADMINISTRATIVE SPECIAL PERMIT REQUEST

Please take notice that the Chevy Chase Village Building Officer and Village Manager will conduct an administrative review of a Special Permit application for the following:

APPEAL NUMBER AA-7820
MR. AND MS. RICHARD KLINE
7 PRIMROSE STREET
CHEVY CHASE, MARYLAND 20815

The applicants seek an administrative Special Permit pursuant to Section 8-11 of the Chevy Chase Village Building Code to demolish a detached garage located in the northeast corner of the rear yard of the property.

The Chevy Chase Village Code Sec. 8-18 states:

Any person intending to demolish, raze or tear down more than fifty (50) percent of the exterior features of an existing building, garage or accessory building within the Village must first obtain an administrative Special Permit pursuant to Sec. 8-11 for such demolition in order to ensure that such work will be carried out in such a manner that abutting property owners will not be adversely affected and that the interests of the Village in public health, safety and welfare are not jeopardized by such work.

Additional information regarding this case may be viewed on the Village website at www.chevychasevillagemd.gov or you may contact the office for this information to be mailed to you.

This notice was mailed (and emailed where possible) to abutting property owners on the 15th day of December, 2020. Abutting or confronting property owners or any aggrieved resident may, within fifteen (15) days of the date the notices are issued, submit written comments and request that the application be submitted to the Board of Managers in accordance with Section 8-10 of the Chevy Chase Village Building Code.

Chevy Chase Village Office
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
301-654-7300



December 15, 2020

Mr. & Ms. Richard Kline
7 Primrose Street
Chevy Chase, MD 20815

Dear Mr. and Ms. Kline:

Please note that your request for an administrative Special Permit to demolish a detached garage located in the northeast corner of the rear yard of the property is being reviewed by the Building Officer and Village Manager.

A public notice was mailed to abutting and confronting property owners on the 15th day of December, 2020 and a sign was posted at the property. Abutting or confronting property owners or any aggrieved resident, within fifteen (15) days of the date the notices are issued, may submit written comments and request that the application be submitted to the Board of Managers in accordance with Section 8-10 of the Chevy Chase Village Building Code.

For your convenience, enclosed please find copies of the Public Notice and mailing list. Please contact the Village office if you have any questions.

Sincerely,

Jessica Gebhart
Permitting and Code Enforcement
Chevy Chase Village

enclosures

CHEVY CHASE VILLAGE

5906 Connecticut Avenue
Chevy Chase, Maryland 20815

Phone (301) 654-7300

Fax (301) 907-9721

ccv@montgomerycountymd.gov

www.chevychasevillagemd.gov

BOARD OF MANAGERS

ELISSA A. LEONARD
Chair

ROBERT C. GOODWIN, JR.
Vice Chair

DAVID L. WINSTEAD
Secretary

RICHARD M. RUDA
Assistant Secretary

GARY CROCKETT
Treasurer

NANCY E. WATTERS
Assistant Treasurer

LINDA WILLARD
Board Member

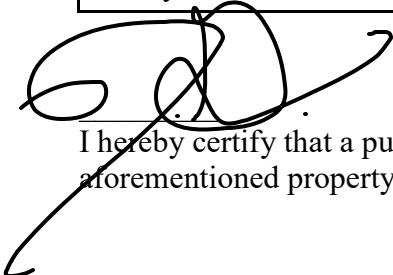
VILLAGE MANAGER
SHANA R. DAVIS-COOK

LEGAL COUNSEL
SUELLEN M. FERGUSON

MAILING LIST FOR APPEALS AA-7820

**MR. & MRS. RICHARD KLINE
7 PRIMROSE STREET
CHEVY CHASE, MD 20815**

Adjoining and confronting property owners	
Mr. & Mrs. David Meadvin Or Current Resident 5 Primrose Street Chevy Chase, MD 20815	Mr. Bean Granger Or Current Resident 8 Primrose Street Chevy Chase, MD 20815
Mr. and Ms. Peter Keating Or Current Resident 9 Primrose Street Chevy Chase, MD 20815	Mr. & Ms. Jeff Black Or Current Resident 4 Quincy Street Chevy Chase, MD 20815
Mr. & Ms. Patrick Regan Or Current Resident 6 Quincy Street Chevy Chase, MD 20815	Mr. & Ms. James Cassidy Or Current Resident 8 Quincy Street Chevy Chase, MD 20815



I hereby certify that a public notice was mailed, and emailed where possible, to the
aforementioned property owners on the **15th** day of **December 2020**.

**Jessica Gebhart
Permitting and Code Enforcement Coordinator
Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815**

Online Form Submittal: Application for an Administrative Special Permit

noreply@civicplus.com <noreply@civicplus.com>

Wed 11/18/2020 02:21 PM

To: CCV Permitting <ccvpermitting@montgomerycountymd.gov>; Village, Chevy Chase
<ChevyChase.Village@montgomerycountymd.gov>

[EXTERNAL EMAIL]

Application for an Administrative Special Permit

Step 1

Chevy Chase Village Code Section 8-1 defines a Special Permit as permission granted by the Board of Managers in accordance with Article II Division B of this Chapter [8], to construct, install, remove or alter a structure or planting, or take other action where such permission is required by this Chapter. The administrative Special Permit is a written authorization from the Building Officer and Village Manager pursuant to Sec. 8-11 permitting construction in a manner not otherwise allowed by the Village Code.

Subject Property:	7 Primrose Street
Describe the Proposed Project:	Demolition of an existing detached garage so a 1-story detached accessory building may be constructed in its place.
Applicant Name(s) (List all property owners):	Richard and Barbara Kline
Phone Number	240-401-1763
Cell Number	240-401-1763
Email Address	richardkline058@gmail.com
Address (if different from property address):	<i>Field not completed.</i>
For Village staff use:	
	(Section Break)
Filing Requirements:	<i>Field not completed.</i>
	(Section Break)

Affidavit

I hereby certify that I have the authority to submit the foregoing application, that all owners of the property have signed below, that I have read and understand all requirements in this matter. I hereby authorize the Village Manager, or the Manager's designee, to enter onto the subject property for the purposes of assessing the site in relation to this special permit request. I hereby declare and affirm, under penalty of perjury, that all matters and facts set forth in the foregoing application are true and correct to the best of my knowledge, information and belief.

Electronic Signature Agreement	I agree.
Electronic Signature	Richard Kline
Date:	11/18/2020
Electronic Signature Agreement	I agree.
Electronic Signature	Barbara Kline
Date:	11/18/2020

Step 2

Describe the basis for the Special Permit
(Applicants should become familiar with the pertinent sections of the Village Code. Attach additional pages as needed):

Describe the reasons why approval of the Special Permit would not adversely affect the public health, safety or welfare or the reasonable use of adjoining properties:	Lead, asbestos, and rodent surveys will be conducted, and corresponding reports/letters submitted to Chevy Chase Village. Appropriate measures will be taken as directed by these findings prior to demolition. Additionally, work will be done in accordance with Montgomery County and Chevy Chase permits.
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Describe the reasons why the Special Permit can be granted without substantial impairment of the intent and purpose of Chapter 8 or Chapter 25 of the Chevy Chase Village Code:	The proposed work will be done in accordance with Historic Preservation guidelines, and Montgomery County and Chevy Chase Village permits.
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In exercising its powers in connection with an administrative special permit request, the Chevy Chase Village Building Officer and the Village Manager may reverse or affirm, wholly or partly, or may modify the requirement, decision or determination as it deems appropriate.

Special Permit Fees
Per Village Code Sec. 6-2(a)(24):

For new construction:

Filing Fee Cost
\$300

Quantity	0
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For replacing existing non-conformities:

\$150

0

For demolition of main building:

\$2,250

0

For demolition of accessory building or structure:

\$250

1

For fences, walls, play equipment, trees, hedges, shrubbery in the public right-of-way:

\$300

0

File Upload

Field not completed.

Email not displaying correctly? [View it in your browser.](#)



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

DEMOLITION / MOVE PERMIT

Issue Date: 12/14/2020

Permit No: 933540
Expires: 12/14/2021
X Ref.:
Rev. No:
ID: 1390998

THIS IS TO CERTIFY THAT: Richard and Barbara Kline
7 primrose Street
CHEVY CHASE, MD 20815

HAS PERMISSION TO: DEMOLISH RESIDENTIAL ACCESSORY STRUCTURE

PERMIT CONDITIONS:

PREMISE ADDRESS: 7 PRIMROSE ST
CHEVY CHASE, MD 20815

If the premise contains asbestos, permit holder is advised that state regulations require its removal prior to demolition and that the Maryland Department of the Environment be notified prior to demolition. For more information, call 1-800-633-6101.

LOT - BLOCK: P2 - 58

ZONE:

ELECTION DISTRICT: 07

BOND NO.: PS21A109977

BOND TYPE: CASH

PS NUMBER: 109977

PERMIT FEE: \$ 156.82

SUBDIVISION: CHEVY CHASE SEC 2

The permit fee is calculated based on the approved Executive Regulations multiplied by the Enterprise Fund Stabilization Factor for current fiscal year.

**MUST BE POSTED
ON JOB SITE**

A handwritten signature in black ink that reads "Mitra Pedoeem".

Director, Department of Permitting Services



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Sandra I. Heiler
Chairman

Date: November 16, 2020

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit: Shed demolition, construction of detached accessory structure

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the October 14, 2020 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

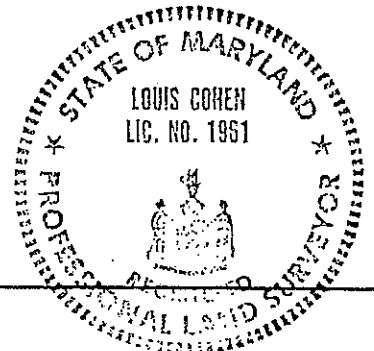
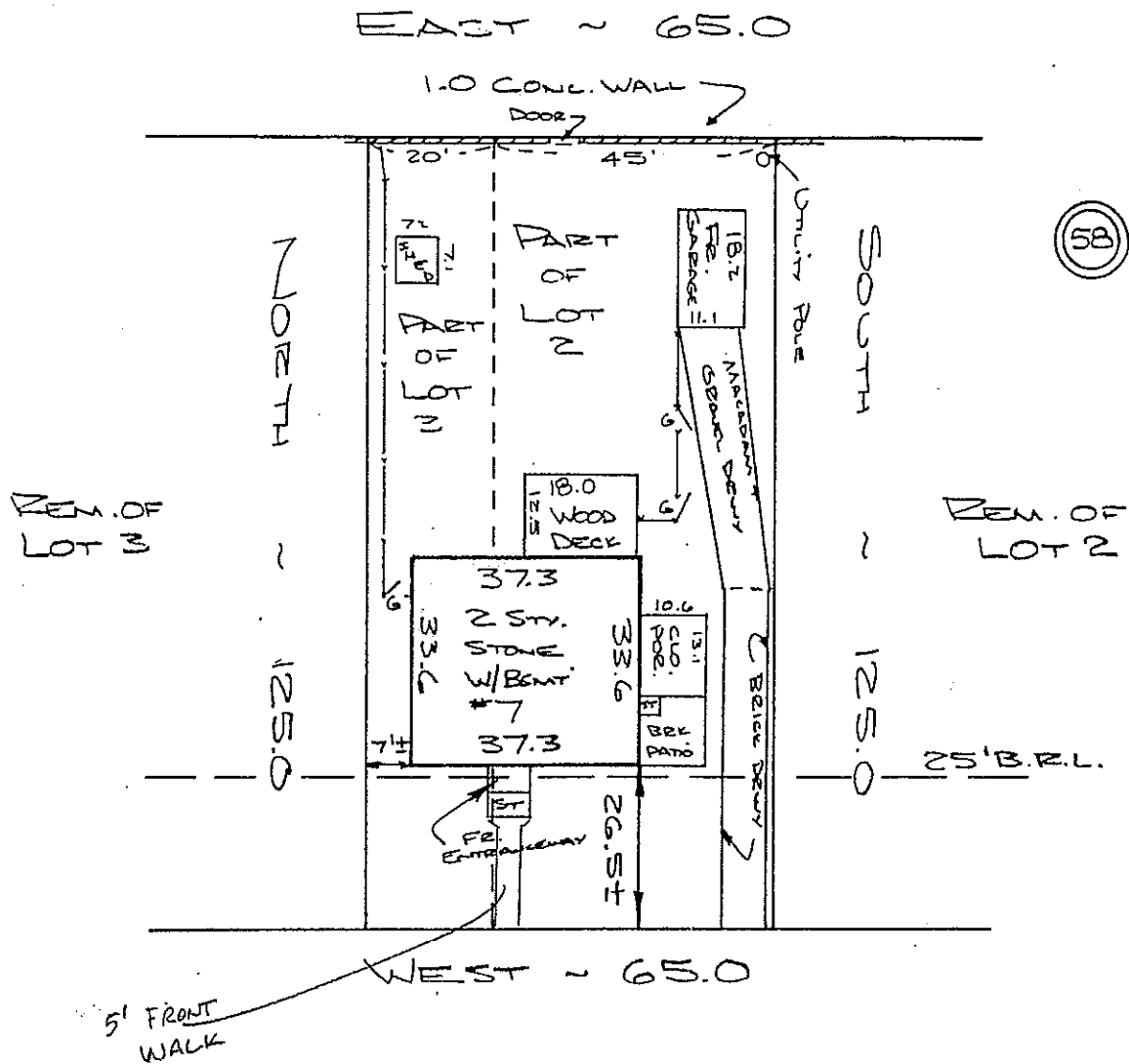
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Richard Kline (David Jones, Architect)
Address: 7 Primrose Street, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



TOTAL AREA = 8125.5



KLINE
7 PRIMROSE ST.

CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines nor is the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county or city in which the property is located.

HOUSE LOCATION
PARTS OF LOTS 2 & 3 BLOCK 58
SECTION NO. 2

CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book 2 Plat 106 Scale 1" = 30'

I hereby certify that the position of all of the existing improvements on the above described property have been established by a transit tape measurement and that unless otherwise shown there are no visible encroachments.

LOUIS COHEN
Registered Land Surveyor
Maryland No. 1961

DATE: Nov. 29, 1984

CASE: 693-84

FILE: 17771



Partial view of front of house
with shed/former garage seen
in rear



View of enclosed porch with
shed/former garage beyond



Front of shed/former garage



Side of shed/former garage



Side of shed/former garage



CARL PETTY ASSOCIATES, LTD.

December 3, 2020

Carl Petty Associates, Ltd.
4000 Albemarle Street, NW
Suite 302
Washington, DC 20016

Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815

RE: Demolition of existing detached garage at:
7 Primrose Street, Chevy Chase, MD 20815

This letter is to attest and confirm that the demolition and removal of construction materials and debris will at all times be done in accordance with all applicable Chevy Chase Village and Montgomery County codes and ordinances, as well as in accordance with the requirements of any and all permits, including demolition permits and Historic Area Work Permits issued in conjunction with said work.

The demolition will require 2-3 working days.

Prior to commencing demolition, we will ensure that the site has all sediment controls in place, including tree protection.

Deconstruction will be first done by hand. Reusable parts will be retained on site for reuse on the new structure. The remaining parts and concrete will be razed by a bobcat and will be hauled away with dumpsters. We will hose down building parts as we work to ensure little dust.

The demolition of the existing detached garage at 7 Primrose Street, Chevy Chase, MD 20815 should not affect the health, safety or welfare or the reasonable use of adjoining properties.

The granting of the Special Permit will not impair the intent or purpose of Chapter 8 of the Chevy Chase Village code.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carl Petty'.

Carl Petty, President
Carl Petty Associates, Ltd.

AIR, LAND AND WATER ENGINEERING, INC.
10017 Hackberry Lane, Suite 10
Columbia, MD 21046
Phone: 410-997-0395
www.AirLandWater.com

November 13, 2020

Richard D. Kline
7 Primrose Street
Chevy Chase, MD 20815

SUBJECT: Asbestos and Lead Paint Inspection Testing for the garage located at 7 Primrose Street Chevy Chase, MD 20815. ALWE Project #20-8704.

Dear Mr. Kline

Air, Land and Water Engineering, Inc. (ALWE) was onsite at the subject address listed above to collect asbestos bulk samples and to perform lead-based paint testing.

ASBESTOS TESTING

On November 12, 2020, ALWE representative Mr. Derrick Campbell a certified asbestos inspector conducted asbestos bulk sampling of accessible suspect materials at the subject address listed above. Window glazing and window caulk samples were collected from the garage.

The samples collected were then delivered to an accredited laboratory and analyzed by Polarized Light Microscopy (PLM). Attached to this report are the PLM laboratory results.

LEAD TESTING

On the same date Mrs. Campbell of ALWE, a Maryland Lead Inspector, conducted a lead-based paint (LBP) inspection of the above referenced property from agent and client selected areas.

The Maryland definition of lead-based paint, which includes concentrations of lead of greater than 0.7 milligrams per square centimeter, was used. Paint testing was conducted with a portable X-Ray Fluorescence analyzer (XRF).

RESULTS

Asbestos Results

Each of the samples were found to be non-detect for asbestos.

Lead Results

LBP was found on the following building components (condition in parenthesis):

- Garage interior: window sashes (poor), window sills (poor), window casings (poor)
- Garage exterior: door jambs (intact), door casings (intact), wall A (intact), wall B (intact), wall C (intact), wall D (intact), and the soffits (intact)

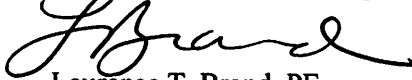
A listing of the XRF readings measured during the inspection is enclosed with this report. Attached to this report is an explanation of the results on the XRF Data Sheets that follow.

An EPA RRP contractor should be used for this work. Contractors should be warned about LBP and precautions taken to avoid contamination of the ground around the garage.

Should you have any questions concerning this report, please call me at 410-997-0395.

Sincerely yours,

Air, Land and Water Engineering, Inc.



Laurence T. Brand, PE

Senior Engineer

MD LBP Risk Assessor Number

Attachments: Asbestos Laboratory Results, XRF Data Sheet Interpretations, XRF Results, Rough Sketch / Figure with Sample Locations

Terms and Limitations

All the professional opinions presented in this report are based solely on the scope of work conducted and sources referred to in our report. The data presented by ALWE in this report was collected and analyzed using generally accepted industry methods and practices at the time the report was generated. This report represents the conditions, locations, and materials that were observed at the time the field work was conducted. No inferences regarding other conditions, locations, or materials, at a later or earlier time may be made based on the contents of the report. No other warranty, express or implied is made. ALWE's liability and that of its contractors and subcontractors, arising from any services rendered hereunder, shall not exceed the total fee paid by the client to ALWE for this project. This report was prepared for the sole use of our client. The use of this report by anyone other than our client or ALWE is strictly prohibited without the expressed prior written consent of ALWE. Portions of this report may not be used independent of the entire report.

MD XRF Data Sheet Interpretations

The following definitions will aid in interpreting the specific columns of information located in the XRF Lead-Based Paint Inspection Data sheets:

Column #1 - "Wall": Each component tested is reported by a wall code of A, B, C, D, or N/A. A component is described with a wall code of "A" if it is located on the closest wall with the same orientation as the wall containing the front door of the property. Components are assigned a letter B, C, or D in a clockwise manner based on the location of wall A. The code "N/A" is assigned to ceiling or floors. When multiple components of the same type within a room, common area or exterior site are tested, testing shall proceed from left to right, when facing the component, with each unit assigned a number, such as 1, 2, 3, etc...(e.g. A¹ window is the first window on the left side on the A wall. B² window sill is the second window sill from the left on the B wall.) If only one item is present, no additional numbering is required.

Column #2- "XRF Reading": This is the XRF reading column given in units of milligrams per square centimeter (mg/cm²) and is recorded onto the data sheets directly from the XRF analyzer after each test. A negative number sometimes exists because of the nature of the algorithmic substrate correction features of the spectrum analyzer. This is not meant to be interpreted as a "negative" amount of lead, but rather an effect from the density of the substrate on the detectable amount of excited lead electron particles if any, can be associated with the components reading.

Column #3- Classification of Readings

Each XRF test is classified as positive, negative, or inconclusive based on the following results according to the Performance Characteristic sheet for an RMD LPA-I using the "quick" mode and in accordance with the Maryland standard of >0.7 mg/cm². If no classification is shown than the result is negative.

RMD LPA-1 for metal, brick, concrete, drywall, plaster, and wood substrates:

Negative (N) ≤ 0.7 mg/cm ²	Positive (P) >0.8 mg/cm ²	Inconclusive (I) 0.8 mg/cm ²
---	--	---

If a result of inconclusive is shown on the instrument, it will be recorded by the inspector as positive/inconclusive (P/I), or inconclusive/positive (I/P) to reflect the fact that HUD wants inconclusive shots to be reported as positive. If this is an isolated reading, the client may elect to have a paint chip laboratory analysis done since the laboratory analysis is more definitive. ALWE does not confirm these inconclusive readings unless approval is given to collect a paint chip sample for analysis. Additional fees are charged for the time to collect paint chip samples and for the laboratory analysis of these paint chip samples.

Heuresis Pb200i for metal, brick, concrete, drywall, plaster, and wood substrates:

Negative (N) ≤ 0.7 mg/cm ²	Positive (P) ≥0.8 mg/cm ²
---	--

Column #4 – Substrate and Paint Condition if positive.

I = Intact
F = Fair
P = Poor

Column #5 – Shot number.

XRF Lead - Based Paint Inspection Data Sheet - Interior Rooms

Address: #7 Primrose St

Client: Mc. Kline

ALWE Project No. 20-0704

XRF Unit No: 11121305 #2092

Inspector/RA Derrick Campbell

IN	OUT	IN	OUT
0.8	0.9	0.0	0.0
0.9	0.9	0.0	-1.2
0.9	0.8	0.0	0.0

Date: 11/12/20

Page 1 of 2

	Garage																		
Door	A	-1	N	W	7														
Door Jamb																			
Door Casing																			
Door Transom																			
Door threshold																			
Window sash	B	13.9	P	P/W	8														
Window sill	B	10.5	P	P/W	9														
Window casing	B	11.2	P	P/W	10														
Crown Molding																			
Chair rail																			
Baseboard																			
Floor																			
A wall	A					A						A					A		
B wall	B					B						B					B		
C wall	C					C						C					C		
D wall	D					D						D					D		
Ceiling																			
Closet door																			
Closet door jamb																			
Closet shelf																			
Shelf support																			
Cabinet																			
Radiator																			
Pipe																			
Duct																			
Foundation	D	0.2	N	CON	11														

Notes:

The columns of data within each room are organized as follows: 1st column = wall code; 2nd column = XRF reading; 3rd column = classification of reading; 4th column = paint condition (I = intact; F= fair; P= poor), but only note if Positive, and also list substrate: M=Metal, DW = Drywall, W= Wood, Pl= Plaster, B=Brick 5th column = shot no.

XRF Lead – Based Paint Inspection Data Sheet – Exterior

Address: #7 Primrose St

Client: Mr. Kline

ALWE Project No. 20-8704 XRF Unit No: _____

Date: 11/12/20

Page 2 of 2

	Garage																		
Door	A	- .1	N	W	12														
Door Jamb	A	23.8	P	I/W	13														
Door Casing	A	22.1	P	I/W	14														
Door Transom																			
Door threshold																			
A wall	A	6.8	P	I/W	15	A									A				
B wall	B	24.8	P	I/W	17	B	24.8	P							B				
C wall	C	23.0	P	I/W	19	C									C				
D wall	D	16.3	P	I/W	20	D									D				
Foundation	B	0.0	N	Con	18		0.0												
Shutters																			
Porch ceiling																			
Porch post																			
Porch railing																			
Porch floor																			
Porch header																			
Soffit		23.8	P	I/W	16														
Stair system																			
Handrail																			
Downspout																			
Window sash																			
Window casing																			
Window sill																			
Lintel																			

Notes: _____

The columns of data within each room are organized as follows: 1st column = wall code; 2nd column = XRF reading; 3rd column = classification of reading; 4th column = paint condition (I = intact; F= fair; P= poor), but only note if Positive, and also list substrate: M=Metal, DW = Drywall, W= Wood, Pl= Plaster, B=Brick 5th column = shot no.



EMSL Analytical, Inc.

10768 Baltimore Avenue Beltsville, MD 20705

Tel/Fax: (301) 937-5700 / (301) 937-5701

http://www.EMSL.com / beltsvillelab@emsl.com

EMSL Order: 192011289

Customer ID: ALWE62

Customer PO:

Project ID:

Attention: Larry Brand

Air, Land & Water Engineering Inc.

10017 Hackberry Lane

Suite 10

Columbia, MD 21046

Project: 7 PRIMROSE ST/20-8704

Phone: (410) 997-0395

Fax: (410) 997-0278

Received Date: 11/12/2020 2:40 PM

Analysis Date: 11/12/2020

Collected Date: 11/12/2020

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
1	GARAGE WINDOW GLAZING	Brown/Tan/White Non-Fibrous Heterogeneous		3% Quartz 15% Ca Carbonate 82% Non-fibrous (Other)	None Detected
192011289-0001					
2	GARAGE WINDOW CAULK	Various/Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
192011289-0002					

Analyst(s)

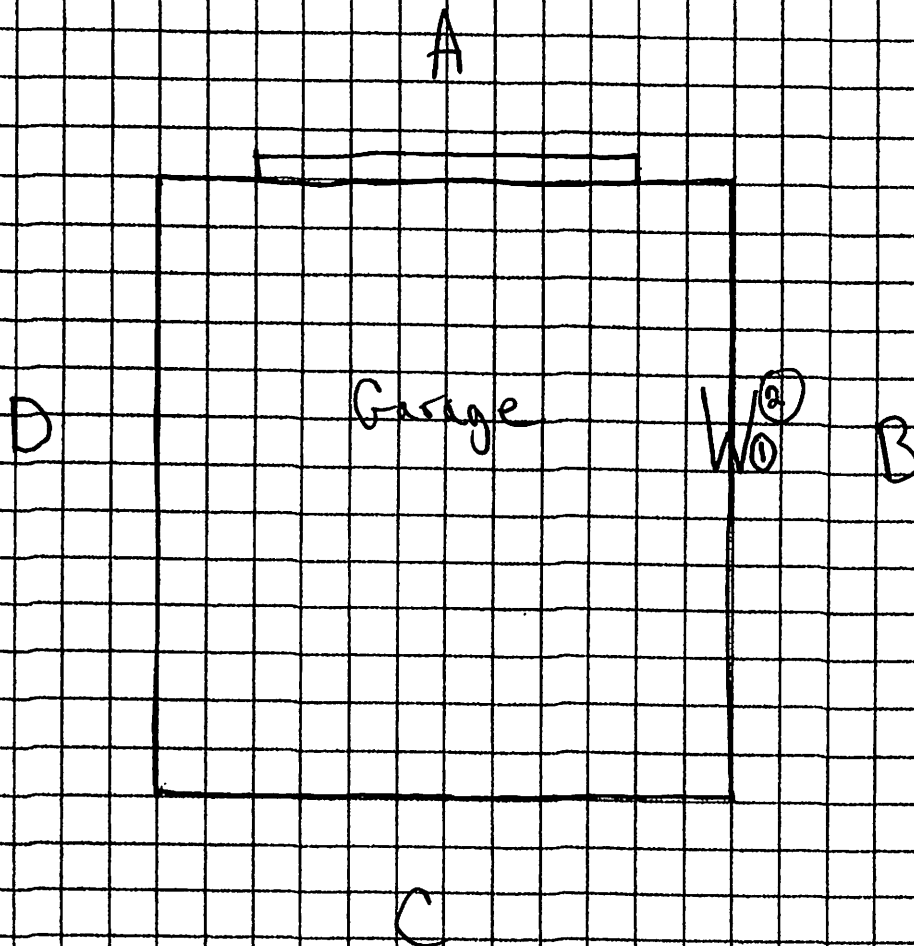
Timofei Epimakhov (2)

Joe Centifonti, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Beltsville, MD NVLAP Lab Code 200293-0

Initial report from: 11/12/2020 23:33:55



NOT TO SCALE
W= WINDOW LOCATION

1 Room #
1 Sample # and location
C= Closet 11/12/20

FIGURE 1

**Air, Land and Water
Engineering, Inc.**

10017 Hackberry Lane
Suite 10
Columbia, MD 21046
410-387-0385

Danish Campbell

SUBJECT SITE ADDRESS
7 Primrose St
ALWE JOB NO. 20-8704
ABB
TRUE SAMPLE LOCATION MAP



ENVIRONMENTAL • GEOTECHNICAL
BUILDING SCIENCES • MATERIALS TESTING

Approval Number: 21 14 01

Certificate of Achievement
Awarded to
Derrick Campbell

In recognition of successful completion of the course entitled

ASBESTOS BUILDING INSPECTOR REVIEW

A 4-Hour annual review program of study presented in accordance with the provisions of the U.S Environmental Protection Agency Model Accreditation Plan 40 CFR Part 763, Appendix C to SUBPART E, for Accreditation under TSCA Title II

19-585

Certificate Number



ENVIRONMENTAL • GEOTECHNICAL
BUILDING SCIENCES • MATERIALS TESTING

Location: Columbia, MD

August 13, 2019

Examination Date

Carla M. Gomez
Course Instructor/ Director

August 13, 2020

Expiration Date

August 13, 2019

Course Date

9231 Rumsey Road Columbia, Maryland 21045 410-381-0232 (O) 410-381-8908 (F)

THIS IS TO CERTIFY THAT
Derrick Morgan Campbell

HAS MET THE LEAD PAINT SERVICES
ACCREDITATION REQUIREMENTS FOR

Risk Assessor

EXPIRATION DATE 05 / 26 / 2021

TRAINING PROVIDER Aerosol Monitoring & Analysis,
Inc.

COURSE DATE 04 / 18 / 2017


ADMINISTRATOR, LEAD PAINT ACCREDITATION
MARYLAND DEPARTMENT OF THE ENVIRONMENT

6/24/19
DATE

STATE OF MARYLAND

Certificate # 16484

Application for reaccreditation shall be
submitted to MDE 60 days prior to
accreditation expiration indicated on this
certificate.

AEROSOL MONITORING & ANALYSIS, INC.

This is to certify that
DERRICK CAMPBELL

5927 PRINCE GEORGE ST
GWYNN OAK, MD 21207

*has met the attendance requirements and successfully completed
the course entitled*

1-DAY LEAD RISK ASSESSOR REFRESHER

This Training Meets the Certification Requirements for DC, MD & VA

<u>04/30/2019</u> Course Date	<u>04/30/2019</u> Exam Date		<u>E. Rush Barnett</u>
<u>4/30/2021</u> MD Expiration Date	<u>4/30/2022</u> VA Expiration Date	<u>4/30/2021</u> DC Expiration Date	<u>RUSH BARNETT</u> Principal Instructor
<u>107409</u> Certification No.	<u>VA107409</u> VA Certification No.	<u>107409</u> DC Certification No.	<u>E. Rush Barnett</u> Course Director

DC Lead Training Provider Accreditation No. DC18-001-RA-R®

1331 Ashton Road

P.O.Box 646

Hanover, MD 21076

P: 410-684-3327

F: 410-684-3724

www.amatraining.com

MR Bugs, Inc.

PO Box 343, Cabin John, MD 20818
301-229-7200 mikemrbugs@gmail.com
MDA License Number 25991

Date: November 11 2020

Department of Permitting Services
255 Rockville Pike
Rockville, MD 20850

Attention: Division of Casework Management

RE: 7 Primrose Street
Chevy Chase Maryland 20815

MR Bugs, Inc. is licensed with the Maryland Department of Agriculture in the category of "Industrial, Institutional, Structural & Related – Rodent". You will find our company listed with the following information:

Business Name: MR Bugs, Inc.
Business License Number: 25991
Expiration Date: June 30, 2021

MR Bugs, Inc. has inspected 7 Primrose Street on
November 11, 2020 and finds it is free
of any rodents or other pests.

Michael Roark

Michael Roark
Owner/Operator
MR Bugs, Inc,

Feather & Assoc.

Tolbert V. Feather, Ph.D.

*Advisors for: Landscape Development
Landscape Management, Plant Pest Management*

Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815

December 3, 2020

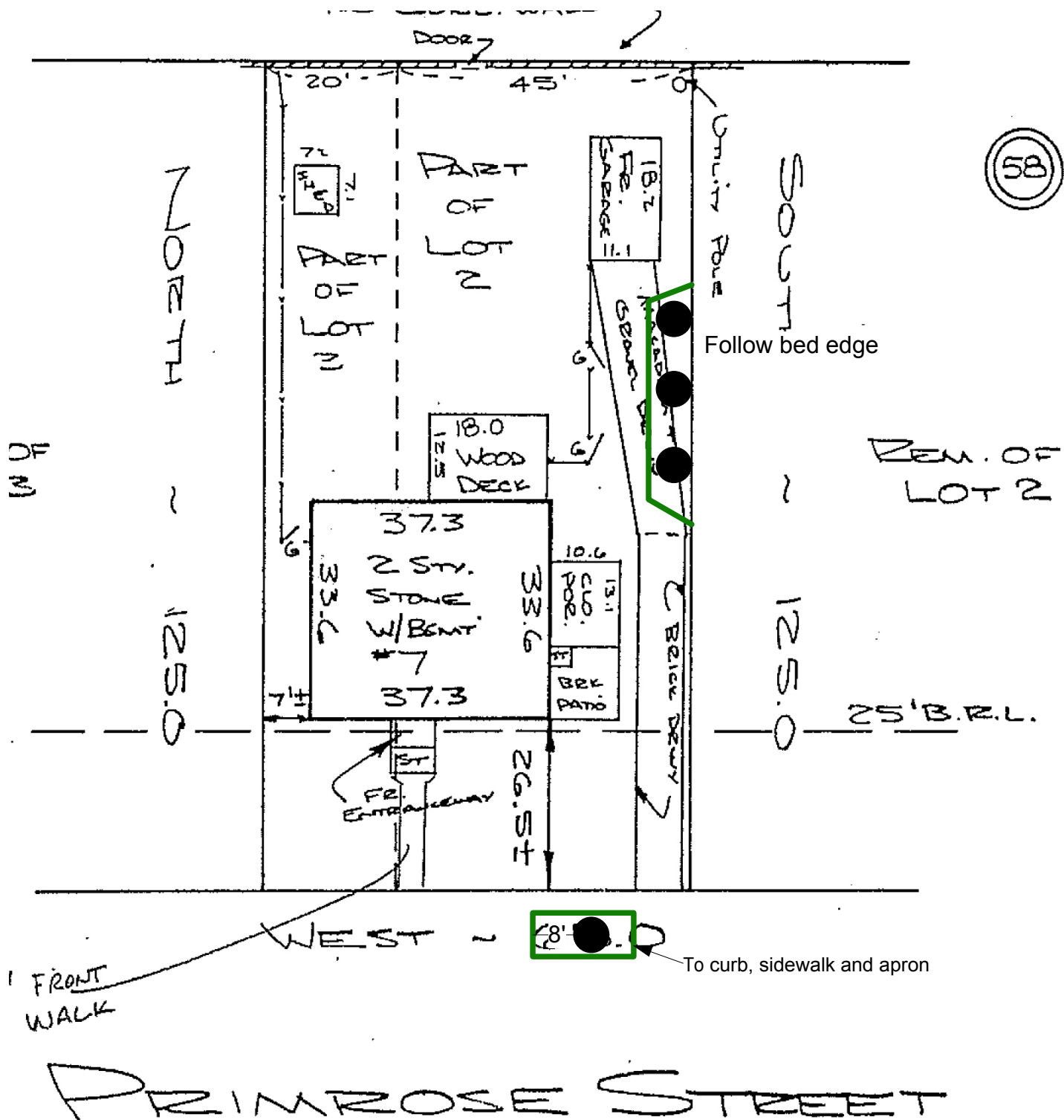
Tree Preservation Plan – 7 Primrose Street

I recommend issuance of the Building Permit conditioned on the Owner's compliance with the tree preservation plan shown on the attached sheet and as stated below.

Attached is a map of the tree preservation plan for the residence 7 Primrose Street.

Tree protection shall include:

1. Tree preservation fencing shall be installed in the locations shown on the plan. The street tree shall be protected. Tree preservation fencing shall delineate the tree protection zones. Tree preservation fencing shall be 4' tall wire mesh supported with steel stakes no less than 8' apart.
2. The Owner/Contractor shall inform all workers on site that the tree preservation zones shall not be entered. Neither materials nor equipment shall be stored within the tree preservation zones. No grading shall be done within the tree preservation zones. The grading outside of the tree preservation zones shall not be changed to divert and collect water within tree preservation zones.
3. No excavation is permitted within the tree preservation areas.
4. The Chevy Chase Village office shall be notified if there is any change in the construction plans that would impact the protected trees.
5. If excavation (outside of the tree preservation zone) exposes roots on protected trees, the damaged roots shall be cleanly cut before backfilling the excavation.
6. The Owner/Contractor shall maintain the fencing until the construction is complete. The fencing may be removed for preparation and installation of new landscaping.



Online Form Submittal: Website Posting Notice for Appeal, Special Permit and Variance Hearing

noreply@civicplus.com <noreply@civicplus.com>

Wed 11/18/2020 02:28 PM

To: Village, Chevy Chase <ChevyChase.Village@montgomerycountymd.gov>; CCV Permitting <ccvpermitting@montgomerycountymd.gov>

[EXTERNAL EMAIL]

Website Posting Notice for Appeal, Special Permit and Variance Hearing

Case Number: *Field not completed.*

Hearing Date: 11/18/2020

(Section Break)

By signing below, I acknowledge as the applicant/appellant in the above-referenced case number that all supporting information and documentation for my case will be posted on the Village's website at for review by the general public.

Applicant/Appellant Name Richard and Barbara Kline

Phone Number: *Field not completed.*

Address: 7 Primrose Street

Email Address: *Field not completed.*

Applicant/Appellant Signature: Richard and Barbara Kline

(Section Break)

Agent Name for applicant/appellant: Phillip Long

Phone Number: *Field not completed.*

Address 10 S Bentz Street

Email Address: phil@cas-dc.com

Signature of agent: Phillip Long

(Section Break)

Email not displaying correctly? [View it in your browser.](#)

Real Property Data Search

Search Result for MONTGOMERY COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None**Account Identifier:** District - 07 Account Number - 00456742

Owner Information

Owner Name:	KLINE RICHARD D & B G	Use:	RESIDENTIAL
Mailing Address:	7 PRIMROSE ST CHEVY CHASE MD 20815	Principal Residence:	YES
		Deed Reference:	/06602/ 00768

Location & Structure Information

Premises Address:	7 PRIMROSE ST CHEVY CHASE 20815-0000	Legal Description:	PT LOT 3 CHEVY CHASE SEC 2
--------------------------	---	---------------------------	-------------------------------

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
HN41	0000	0000	7230009.16	0009		58	P2	2020	Plat Ref:

Town: CHEVY CHASE VILLAGE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1923	3,104 SF		8,125 SF	111

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	STONE/ FRAME	6	3 full		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2020	As of 07/01/2020	As of 07/01/2021
Land:	848,900	933,800		
Improvements	539,800	651,300		
Total:	1,388,700	1,585,100	1,454,167	1,519,633
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
Type:	Deed1: /06602/ 00768	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 11/20/2008

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Given under my hand and seal this 27th day of October 1908.

Harry L. Drake
Notary Public
Baltimore

Harry L. Drake
Notary Public.

#####

At the request of Effie M. Holcombe the following Deed was recorded November 26th A.D. 1908
at 2 o'clock A.M., to wit.

THIS DEED, Made this eighteenth day of November, in the year nineteen hundred and eight,

WITNESSETH, That The Chevy Chase Land Company, of Montgomery County, Maryland, (a corporation duly organized under and by virtue of the laws of the State of Maryland), party hereto of the first part, for and in consideration of the sum of eighteen hundred (1800) dollars, to it paid by Effie M. Holcombe, of the District of Columbia, party hereto of the second part, the receipt of which is hereby acknowledged, doth grant and convey unto and to the use of the said Effie M. Holcombe, her heirs and assigns, in fee simple, the following described land and premises, with the easements and appurtenances thereunto belonging, situate in Montgomery County, State of Maryland, to wit:-

The West forty five (45) feet front by full depth thereof of Lot numbered two (2) and the East fifteen (15) feet front by full depth thereof of Lot numbered three (3) in Block numbered fifty eight (58) in Section Two, of a subdivision made by The Chevy Chase Land Company, of Montgomery County, Maryland, as per plat recorded in Liber J.A. No. 36, folio 61, of the Land Records of Montgomery County, Maryland, containing seventy five hundred (7500) square feet of land.

To Have and To Hold the said land and premises, with the easements and appurtenances unto and to the use of the said Effie M. Holcombe, her heirs and assigns, in fee simple.

In Consideration of the execution of this deed, the said party of the second part, for herself and for her heirs and assigns, hereby covenants and agrees with the said party of the first part, its successors and assigns (such covenants and agreements to run with the land and to be for the mutual benefit of all portions of the Section of the subdivision of which the land hereby conveyed forms a part) as follows; to wit:-

1. All houses upon the premises hereby conveyed shall be built and used for residence purposes exclusively, except stables, carriage houses, sheds or other outbuildings, for use in connection with such residences, and no trade, business, manufacture or sales or nuisance of any kind shall be carried on or permitted upon said premises.

2. That no structure of any description shall be erected within twenty five (25) feet of the front line of said premises; and no stable shall be erected except on the rear line of said premises. In the case of corner lots any line bordering upon any street, avenue, or parkway shall be considered a front line.

3. That no house shall be erected on said premises at a cost less than three thousand dollars (\$3000.)

4. That any house erected on said premises shall be designed for the occupancy of a single family, and no part of any house or of any structure appurtenant thereto shall be erected or maintained within five (5) feet of the side lines of lot hereby conveyed, nor

Examined

Mailed to
Wm. J. Fisher Co.
Haskin, D.C.
Dec 14/1908.

within ten (10) feet of the nearest adjacent house.

5. That a violation of any of these covenants and agreements may be enjoined and the same enforced at the suit of "The Chevy Chase Land Company, of Montgomery County, Maryland", its successors and assigns (assigns including any person or persons deriving title mediately or immediately from said Company, to any lot or square, or part of a lot or square in the Section of the Subdivision of which the land hereby conveyed forms a part).

And the said party of the first part hereby covenants that it will warrant specially the property hereby conveyed and will execute such further assurances of the said land as may be requisite.

And the said party of the first part hereby constitutes and appoints Harold E. Doyle its true and lawful attorney, irrevocable for it and in its name place and stead, to acknowledge these presents as its act and deed before any person or officer duly authorized to take such acknowledgment.

In Testimony whereof, on the day and year first hereinbefore written, The Chevy Chase Land Company, of Montgomery County, Maryland, has caused these presents to be signed with its corporate name by Edward J. Stellwagen, its Vice-President, attested by Herbert Claude, its Secretary, and its corporate seal to be hereunto affixed.

The Chevy
Chase Land Co. of
Montgomery Co.
Maryland.

✓ 10% THE CHEVY CHASE LAND COMPANY, OF
MONTGOMERY COUNTY, MARYLAND, BY
Edward J. Stellwagen
Vice-President.

Attest.

Herbert Claude
Secretary.

District of Columbia, to wit:-

I hereby certify that on this 20th day of November, A.D. 1908, before the subscriber a Notary Public in and for the District of Columbia, personally appeared Harold E. Doyle attorney in fact named in the foregoing and annexed deed to acknowledge the same, and by virtue of the power and authority in him vested thereby, did acknowledge the same to be the act and deed of the said The Chevy Chase Land Company, of Montgomery County, Maryland, and delivered the same as such.

In testimony whereof, I have hereunto set my hand and official seal this 20th day of November A.D. 1908.

Albert W. Sioussa
Notary Public
District of Columbia
Commission expires
May 27, 1913.

Albert W. Sioussa
Notary Public, D.C.

Examined

Mailed to at 9.50

J. B. Miller TH

625, 13th St. N.W. Withoussar

Wash. D.C. to her

Nov. 20, 1908 second

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Online Form Submittal: Building Permit Application

noreply@civicplus.com <noreply@civicplus.com>

Mon 11/16/2020 02:02 PM

To: CCV Permitting <ccvpermitting@montgomerycountymd.gov>; Village, Chevy Chase
<ChevyChase.Village@montgomerycountymd.gov>

[EXTERNAL EMAIL]

Building Permit Application

Step 1

Property Address:	7 Primrose Street
Name	Richard and Barbara Kline
Email Address	richardkline058@gmail.com
Phone Number	richardkline058@gmail.com
Cell Number	240-401-1763
After-hours Phone Number	<i>Field not completed.</i>
Project Description:	demolition of a detached garage
Check below if the construction will require the demolition of over fifty (50) percent of any existing structure.	Yes
Primary Contact for Project:	Resident
*MHIC/MD Contractor's License No.	<i>Field not completed.</i>
(Section Break)	
Information for Primary Contact for Project (if different from property owner):	
Name	Richard Kline
Email Address	<i>Field not completed.</i>
Work Telephone	240-401-1763
Cell Number	<i>Field not completed.</i>
After-hours Telephone	<i>Field not completed.</i>
(Section Break)	
Will the residence be occupied during the construction project?	Yes

Name	<i>Field not completed.</i>
Email Address	<i>Field not completed.</i>
Address	<i>Field not completed.</i>
Work Telephone	<i>Field not completed.</i>
Cell Number	<i>Field not completed.</i>
After-hours Telephone	<i>Field not completed.</i>

(Section Break)

Is adequate on-site parking available for the construction crews? Yes

File Upload *Field not completed.*

Will road closing be required due to deliveries, equipment or other reasons? No

Step 2

Building Permit Filing Requirements: *Field not completed.*

File Upload *Field not completed.*

Once this permit application is complete, the Village Manager will review the application and accompanying documents and, under most circumstances, act on the application within 5 to 10 working days.

If the Montgomery County permit is suspended, revoked or lapsed, the Village permit is automatically suspended, revoked or lapsed.

No signs advertising the architect, contractor, or any other service provider may be posted on the work site.

I hereby certify that I have the authority to make the foregoing application, that the application is correct, that I have read and understood all requirements and that the construction will conform to the regulations of the Montgomery County Zoning Code, the Village Code including Urban Forest code, and any covenants and easements on the subject property.

Electronic Signature Agreement I agree.

Electronic Signature Phillip Long - Agent

Date: 11/16/2020

Step 3

Email not displaying correctly? [View it in your browser.](#)

Online Form Submittal: Permit Payment Portal – Staff Authorization Required

noreply@civicplus.com <noreply@civicplus.com>

Mon 11/16/2020 02:07 PM

To: CCV Permitting <ccvpermitting@montgomerycountymd.gov>

[EXTERNAL EMAIL]**Permit Payment Portal – Staff Authorization Required****Permit Payment**

Only use this payment option after contacting the Village's Permitting & Code Enforcement Coordinator at ccvpermitting@montgomerycountymd.gov to confirm the correct amount.

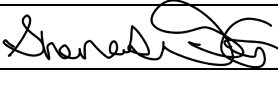
First Name	Phillip
Last Name	Long
Project Address	7 Primrose Street
Project Description	demolition of a detached garage
Billing Address	308 upper college terrace
City	Frederick
State	MD
Zip Code	21701
Phone Number	2404183204
Mobile Number	<i>Field not completed.</i>
Email Address	phil@cas-dc.com

Non-Standard Payments

Please enter the permit cost in the Quantity field.

Price	1.00
Quantity	30
Electronic Signature Agreement	I agree.
Electronic Signature	phillip long

Email not displaying correctly? [View it in your browser.](#)

For Use By Village Manager	Application approved with the following conditions:
For Use By Village Manager	Application denied for the following reasons:
	
	The proposed demolition requires the issuance of a Special
	Permit from the Village Manager and Building Officer.

Filing Fees (due when application submitted)	Checks Payable to: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
Permit Application Fee: \$ <u>30.00</u> paid via pmt portal 11/16/20 (see Permit Fee Worksheet) <input type="checkbox"/> \$50.00 (if construction is in the Public Right-of-way)	
Tree Preservation Plan Fee: <input type="checkbox"/> \$250.00 <input type="checkbox"/> Not required for this project.	
TOTAL Fees: \$30.00 paid	Date: 11/16/2020 Staff Signature: Jessica Gebhart

Damage Deposit/Performance Bond (due when permit is issued) <input type="checkbox"/> \$ _____ <input type="checkbox"/> Waived by Village Manager	Checks Payable to: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
	Date: Village Manager Signature:
Cost of damage to R-O-W: (calculated at close-out) Amount of refund:	Date: Village Manager Signature: